03

Realty Title 48-A

Davidson County DEEDWARR Recvd: 10/23/03 14:32 2pgs Fees:13.00 Taxes:321.90 20031023-0156979	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $87,000.00 Affiant Subscribed and sworn to before me this 18th day of October, 2003. Notary Public My commission expires: 3/14/05

THIS INSTRUMENT WAS PREPARED BY
H. Anthony Duncan, Esq.
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erik A. Swerrie **Colleen C. Swerrie**	New Owner	**135-08-0-A-643.00CO**
643 Long Hunter Court		
Nashville, Tennessee 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Paul Aubrecht and wife, Sheri Aubrecht

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erik A. Swerrie and wife, Colleen C. Swerrie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 643 of Nashboro Village Nineteen Condominium, in condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 80, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul Aubrecht and wife, Sheri Aubrecht by deed from Andrea D. Duncan-Vaughn, married, of record at Instrument #2001 062600 67335, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5465, page 561; Book 5469, page 840; Book 5588, page 429; Book 7751, page 907 and Instrument #2000 103101 08075, Register's Office for Davidson County, Tennessee.
Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee.
HOA Charter of record in Book 4828, page 834; and Book 5344, page 959, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Book 8524, page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as 643 Long Hunter Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of October, 2003.

Paul Aubrecht

Sheri Aubrecht

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Paul Aubrecht and wife, Sheri Aubrecht, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2003.

Notary Public

My Commission Expires: 7/31/06

NOTARY PUBLIC AT LARGE